

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Binghamton

State: NY

PJ's Total HOME Allocation Received: \$10,750,873

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	28			
% of Funds Committed	92.41 %	94.57 %	18	93.41 %	33		36
% of Funds Disbursed	87.20 %	79.95 %	15	84.68 %	51		55
Leveraging Ratio for Rental Activities	1.73	2.22	16	4.72	32		26
% of Completed Rental Disbursements to All Rental Commitments***	92.62 %	71.59 %	17	80.76 %	36		42
% of Completed CHDO Disbursements to All CHDO Reservations***	67.08 %	69.92 %	18	68.18 %	36		37
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.95 %	80.12 %	13	80.32 %	40		41
% of 0-30% AMI Renters to All Renters***	42.86 %	49.22 %	12	45.16 %	44		44
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.97 %	1	95.04 %	100		100
Overall Ranking:			In State:	17 / 28	Nationally:		47 44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,706	\$52,138		\$26,037	105 Units		25.50 %
Homebuyer Unit	\$12,199	\$15,039		\$14,755	9 Units		2.20 %
Homeowner-Rehab Unit	\$21,552	\$11,877		\$20,487	297 Units		72.30 %
TBRA Unit	\$0	\$4,369		\$3,225	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Binghamton NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$37,358	\$12,199	\$22,581
State:*	\$105,570	\$93,387	\$16,332
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	84.8	100.0	92.6	0.0
Black/African American:	11.4	0.0	5.1	0.0
Asian:	0.0	0.0	0.3	0.0
American Indian/Alaska Native:	1.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	0.0	0.7	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.9	0.0	0.7	0.0
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HOUSEHOLD SIZE:

1 Person:	57.1	55.6	33.0	0.0
2 Persons:	23.8	22.2	24.6	0.0
3 Persons:	12.4	11.1	17.5	0.0
4 Persons:	1.9	0.0	13.5	0.0
5 Persons:	2.9	11.1	9.4	0.0
6 Persons:	1.0	0.0	1.3	0.0
7 Persons:	1.0	0.0	0.7	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.9	66.7	27.3	0.0
Elderly:	48.6	22.2	23.2	0.0
Related/Single Parent:	9.5	0.0	15.5	0.0
Related/Two Parent:	0.0	11.1	29.0	0.0
Other:	0.0	0.0	5.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.4	0.0 [#]
HOME TBRA:	0.0	
Other:	1.9	
No Assistance:	85.7	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Binghamton

State: NY

Group Rank: 47
(Percentile)

State Rank: 17 / 28 PJs

Overall Rank: 44
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	92.62	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	67.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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